

JAMUL DULZURA COMMUNITY PLANNING GROUP
DRAFT MINUTES
August 14, 2018
Oak Grove Middle School Library
7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Eileen Poole, Bill Herde, Richard Marzec, Preston Brown, Joe Stuyvesant; Randy White, Judy Bohlen, Mark Manis, and Janet Mulder. Dan Neirinckx arrived at 8:30 coming from airport, due to late plane.

Excused: Darren Greenhalgh, Steve Wragg,

Absent: Jean Strouf.

3. **APPROVAL OF AGENDA for August 14, 2018 and the Final Minutes of the JDCPG July 24,2018, meeting that were corrected and emailed twice to all, with thanks to Hannah Gbeh for taking the notes on the marathon meeting in Janet's absence. Motion carried unanimously.**

4. **OPEN FORUM**

- a. **Joe Stuyvesant reached out to SANDAG to see if they would like to come to a meeting and they said yes, so he will work with the Chair to get a date.**
- b. **Joe Stuyvesant suggested** that due to the length of the last meeting, he would encourage all comments be succinct and within the 3 minutes suggested time.
- c. **Preston Brown wanted to apologize for his show of "a bit of anger" in the last meeting** and realized that he did not have to yell to get his point across. He wanted to make sure that we knew his comments were never against the project, but he objected to the fact that one of the alternatives, the one most impactful, was to be built on MSCP land they did not have entitlements to.
- d. **Randy White** pointed out that something is going on near Barrett Lake under the Sunrise Power Link. He did not see any SDG&E signs on the trucks, but it is a major project. **Rich Marzec** suggested it might be the Southwest PowerLink rather than Sunrise Powerlink. **Michael Casinelli will contact Joe Gabaldon** of SDG&E for information.
- e. **Rich Marzec volunteered at the Homes for Our Troops event** and reported that 200 people showed up and worked for 55 minutes and got the project completed. **The Grand Opening is August 25 and all are invited.**
- f. **Richard Marzec suggested we spread the work to the community that the National Shooting Sports Assn helps shooters to be responsible encouraging people by providing firearms info for use on public lands.**
- g. **Eileen Poole reminded us that Steele Canyon High School** starts this week and to watch for the traffic in the mornings and afternoons especially on SR94.
- h. **Kevin May, resident, asked if Planning Area 16 was on the agenda, and Michael** told him it was, so he could comment at that time.

- i. **Mike Flood** pointed out that even safe shooting can cause fires and with the conditions of today, he would hope the Planning Group would not take a position in favor of allowing shooting in our area. **Richard Marzec** pointed out that tracers were illegal.
- j. **Rob Cameron thanked the Planning Group and especially Dan Neirinckx for all of his time devoted to his project (Village 14 and Planning Areas 16 & 19).**

5. **PRESENTATION - County's Housing Program** (e.g., low to high density criteria and corridors, etc.), **County's Housing Affordability Program**, and status update on the JIV/County MOU fulfillment- **Eric Lardy, Group Project Manager, PDS Advance Planning presenting.** **Michael Casinelli** pointed out that **Eric Lardy** had presented this to the meeting of the Chairs, and he asked him to give a similar report to our Planning Group. **Eric Lardy** pointed out that he was directed by the BOS to concentrate on housing affordability. His definition is if the family is spending more than 1/3 of their income on housing, it is not affordable or sustainable. The estimated home value is less in the backcountry, but the cost of housing is above the \$323,000 that could be afforded by the average person making \$80,000 a year.

Factors impacting housing affordability include availability of the land, land costs, development opposition, permit process and state regulatory requirements, costs of housing, and labor and construction costs. San Diego's overcrowding is significantly higher in San Diego (6%) to 3.5% in the U.S. The General Plan was updated in 2011 to increase about 20% and shifted the future growth to 80% within County Water Authority. Looking at regional housing needs assessment it was determined that San Diego needed 20,000 units. San Diego's density runs from very low (24 to 30 Du/ac) to Above Moderate, which is less than 7.3 du/ac. There are none in Jamul that meet this criteria. Development Trends: SANDAG estimates that 13,000 units must be built each year to meet the needs. Today there seems to be 4-story plus multi-family housing, and detached single-family homes and rural estates being built. They are looking at more middle housing to be available in the revised community plans they are working on now. The infrastructure cost is being looked at to see if there are tools available to help on this. They are now working with Alpine Community Plan to create a pattern for other more rural areas.

Randy White asked about the fact that GP2020 downzoned our area – are we now looking at reversing the process to “up-zone” the areas? **Eric Lardy** suggested that the units were taken away because of the availability of services. **Randy White** asked about the expense of building in the area that is not in the water district? **Eric Lardy** said that in Alpine the Village Core would be increased in density.

Marcia Spurgeon asked about Metropolitan Water Authority, does that dictate population? **Eric Lardy** said yes it would factor in. **Marcia Spurgeon** asked about the use of auxiliary dwelling units and **Eric Lardy** said that they are looking at possibly doing different codes on the ADU. **Judy Bohlen** pointed out that the city does not require ADU to be occupied, and the County does. **Eric** said this could change through BOS action.

Michael Casinelli asked if the State's requirement for “all green” could drive up the cost of building. **Eric Lardy** pointed out that this is taken into consideration. **Preston Brown** asked if the County is doing anything to encourage projects like village 14 and others like Valiano or Harmony Grove South to include affordable housing in their plans. **Eric**

Lardy said that PDS will discuss the issue with the BOS in October and get their ideas on what "criteria" they can use to formulate a policy they will be able to mandate to have affordable housing within a development.

Michael Casinelli asked about the addition of bike lanes and how that fits into the overall County plans. **Eric Lardy** pointed out they are looking at areas in which bikes might be most used and looking at an amendment to the Mobility unit and hope to have it agreed.

Hannah Gbeh asked about whether the voter initiative that would hopefully stop the additional requirements and **Eric Lardy** said he had heard it would not be on the ballot this year. **Michael** thanked **Eric Lardy** for coming and he stated they have planned regional workshops in September as they plan to go back to the Board in October.

6. **PRESENTATION - an update on roadway improvements to mitigate traffic impacts funded by the JIV as per the JIV/County MOU**, (i.e., Steele Canyon at Willow Glen, SR-94 at Vista Diego, Vista Sage and Otay Lakes Road, and Jamul Drive at Lyons Valley Road signalized intersection) – **Jim Bolz, Project Manager, DPW Capital Improvement Program** reported the following: They are addressing the **site distance at Vista Sage and Vista Diego at SR 94** – the preliminary engineering report is “well on the way” and Caltrans is being asked to give input. Preliminary engineering report is scheduled the end of August, but funding is from JIV. They are looking at an a signalized intersection in 2020 at **Otay Lakes Road/SR-94**. The draft ICE looked at the **possible alignment of Honey Springs and Otay Lakes Road** and determined it would not be able to happen at this time.

Jamul Drive and Lyons Valley Road intersection will be signalized and should be completed late Fall -2019. **Steele Canyon at Willow Glen** scheduled to be completed in October, 2018. **Signal at SR94 and Lyons Valley Road** – the engineer suggested it would be completed in September, 2018.

Michael Casinelli asked about the dg walking path and cross walk in front of the Jamul Elementary Schools that had been proposed by **Murali Pasumarthi** when he came to the Planning Group. **Jim Bolz** said he would look at the possibility of grant money to get this completed. **Marcia Spurgeon** suggested that before they start the project they need to notify the people who live around it, including the schools In April 2017, Caltrans had the option in the government to government agreement to refuse the \$1.1 million and they gave it to the County. All improvements should be completed by the County.

Jim Bolz will look at the criteria that Caltrans used to determine that there were no accidents in the area around Vista Diego and Vista Sage, as the public and the JDCPG assured him there had been multiple accidents including at least one fatality at Vista Sage.

Marcia Spurgeon pointed out that the curve on Lyons Valley Road near her office has had some problems and needs some work. **Eileen Poole** agreed and stated that particularly in the fog or rain it was a difficult curve and as it is somewhat blind, it may be more difficult when the signal light goes in at the end of Lyons Valley Road.

Michael Casinelli thanked **Jim Bolz and Eric Lardy** for coming to the meeting. **Eric** left and **Jim** elected to stay till the end of the meeting.

7. **VILLAGE 14 AND PLANNING AREAS 16 & 19 - Post vote discussion and wrap up prior to Planning Commission Hearing scheduled for August 17, 2018 – Dan Neirinckx**, Subcommittee chair flew in from Idaho to be present. **Michael Casinelli** said that the Planning Commission Hearing has been postponed until September 21 which it is a tentative date. The County has not responded to all of the comments as of this juncture. **Dan Neirinckx** said that we could bring it back up for a vote since we did not have all of the information or our questions answered. When the Final EIR comes out then he wants to have a sub-committee meeting which will address the areas of concerns that were listed in the Draft EIR. **Rob Cameron** said the County's policy is that they will publish the Final EIR ten days before the Planning Commission hearing. **Preston Brown** suggested that the Hard-Line Preserves in Village 14, in Proctor Valley that the County is proposing to give to the developer in the RMP(Resource Management Plan)Update is illegal. **Michael Casinelli** said that he had read the letter that was sent and feels that it does add new information that we did not have at the time we voted. **Joe Stuyvesant** stated that he is concerned that we need to make sure when we hear conflicting information and that we are able to decipher the truth. **Michael Casinelli** said that he would be willing to go over the information. Question occurs as to whether or not our Group should have their own opinions and introduce them into the process. **Rob Cameron** said that it is the same issue that was brought up at our hearing and talks about the same issues and that, in fact Tracie (U.S. Wildlife) quoted from it and it is not new information. **Judy Bohlen** suggested that the Planning Group members should show respect for one another. **Peter Andersen, Chairperson of the Sierra Club and member of Endangered Habitat** reported that they have made some extensive comments (including 58 pages on this illegal project) and would make them available to us. **Hannah Gbeh** suggested that the Planning Group had given a series of information and we made comments on our concerns and they did not include the problems of the Preserve and in fact should be left that to the more knowledgeable groups such as the Sierra Club and Endangered Habitat. **Preston Brown** said that his concern was that the Group did not enough time to look at all the information from the Sierra Club and others because of the deadline to vote at the last meeting. **Michael Casinelli** stated that his concern was that the immitigable impacts that would happen would make it a "no build" recommendation, which is why he voted against it. **Joe Stuyvesant** said the Group voted on the project using the information that was given to them at the time. **Rich Marzec** said he voted his conscience and that he based his vote on the information he had at the time. **Dan Neirinckx** suggested that the sub-committee was forced to take a position without all of the information available, due to time constraints, and he feels that after the County makes their response to our comments we need to be able to reinforce where we stood. **Frank Landis, California Native Plants Society**, has a copy of his comment letter to the Planning Group and DEIR, and CNPS voiced concerns about the project including that it has serious problems with rare plants and the MSCP, and that its traffic-slowing plans to curb greenhouse gas emissions make it harder to evacuate the area in case of fire. The Final EIR gives an opportunity for comments to be addressed and within this process typically after the law suits are settled, the developer has a redo to resubmit the EIR.. **Janet Mulder** suggested that if the Final EIR does not answer our questions then we can appear before the Planning Commission to state our positions. **Michael Casinelli** has a letter from U.S. Fish & Wildlife and will share with all of the rest of the

Planning Group. **Randy White moved that we send the letters to all including the applicant, and we would invite all interested parties to appear at the meeting, where we vote to decide if it is new information about the project, and if so then we reconsider our vote at the September 11, JDCPG meeting. Yes, 6; No, 6; 0,Abstentions. Motion did not pass.**

- 8. JAMUL INDIAN VILLAGE UPDATE – Grand Re-Opening on August 4 – light traffic.**
- 9. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS – none given**

Michael Casinelli , Chair, Adjourned the meeting 10:03 .

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, August 28, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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